

Energy performance certificate (EPC) recommendation report

14a, Martins Brae COLERAINE BT52 1PX	Report number 0240-8937-0478-4600-6090
	Valid until 4 May 2028

Energy rating and EPC

This property's energy rating is G.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0680-0638-4379-9024-7006\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High
Add time control to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Property and report details

Report issued on	5 May 2018
Total useful floor area	142 square metres

Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.g, SBEM, v4.1.g.0

Assessor's details

Assessor's name	Philip Hobson
Telephone	07702 332 333
Email	philip@acebuildingsurveys.co.uk
Employer's name	Elmhurst Energy Systems Ltd
Employer's address	16 St Johns Business Park, Lutterworth, Leics, LE17 4HB
Assessor ID	EES/015699
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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